

Zoning Board of Appeals Minutes 02/11/2015

MASHPEE ZONING BOARD OF APPEALS MEETING MINUTES FEBRUARY 11, 2015

The Mashpee Zoning Board of Appeals held Public Hearings on Wednesday, February 11, 2015, at 6:00 p.m. in the Waquoit Room at the Mashpee Town Hall, 16 Great Neck Road North. Vice Chairman, William A. Blaisdell, Clerk, Ronald Bonvie, Board Members, James Reiffarth, Richard Jodka, and Associate Members Domingo K. DeBarros and Scott Goldstein were present. Building Commissioner, Michael Mendoza was also present. Chairman, Jonathan Furbush was absent.

Mr. Blaisdell announced the meeting was being televised live on local Mashpee television.

55 Santuit Lane: Owner requests a Written Finding under §174-17 & §174-20 in an R-5 Zone to raze and replace his single-family home in the same footprint. Owner, Greg Bush submitted a formal letter requesting continuance until March 25, 2015. All were in favor.

13 Treasure Lane: The applicant requests a Written Finding under §174-17 in an R-3 Zone to allow for construction and alterations of an existing deck, sunroom, and kitchen expansion.

Mr. Steve Cook, owner of Cotuit Bay Design represented the Petitioners, Dan and Margaret O'Neill who own the pre-existing, non-conforming cottage that is situated to the right side of the 10,000 square foot lot, and has a close slopping drop off in the back yard. The existing structure has a wrap-around deck with an attached greenhouse in the rear. The proposal is to remove the greenhouse and add a kitchen addition with an interior stairway so the homeowners can access their basement and utilities. The proposal also includes to extend the deck ten (10) feet and follow the existing structure line but will be closer to the lot line 8.3 feet. The proposal requires a variance on the right side due to the topography of the lot. The existing lot coverage is 17.6% and they are requesting 17.8%.

Mr. Blaisdell read the Board of Health Comments into the record; "The footings to the deck cannot impact the existing leaching pit. No comments for the finished space addition."

Mr. Bonvie asked if "hats" are required on the bottom of the footings of the deck. Mr. Mendoza stated as long as the sono-tubes are a minimum of 10 inches. The "big foot" would only be required if there are engineering issues or soil conditions deem it necessary. Mr. Cook will set the beam back two (2) feet from the edge of the deck for clearance.

Margaret O'Neill, homeowner, said she spoke to her neighbor and they had no issues with the renovations.

Mr. Bonvie made a motion to issue a Written Finding to Daniel J. and Margaret M. O'Neil under Article V §174-17 of the Zoning Bylaws to allow for construction and alterations of existing deck, sunroom, and kitchen expansion on property located in an R-3 Zoning District at 13 Treasure Lane, (Map 96 Parcel 103), Mashpee, MA. Referencing a Site Plan prepared by Cotuit Bay Design, APN 96-103 (10,000 SF), Lot Coverage = 17.8% (Proposed). Job No.: 14141, Date: 30DEC14, Scale: 1" = 20'. Stamped by Richard J. Hood. Also attached are Plans A1-A4, titled; New Addition/Remodeling for O'Neil Residence, 13 Treasure Lane, Mashpee, MA. Prepared by Cotuit Bay Design, LLC 43 Brewster Road, Mashpee, MA. The Board made the determination that the application meets all the conditions of a Written Finding. Mr. Jodka, second, yes, Mr. Blaisdell, yes, Mr. Reiffarth, yes, Mr. Goldstein, yes, Mr. Bonvie, yes. All were in favor.

13 Treasure Lane: Owner requests a Variance under §174-31 (Land Space Requirements) of the Zoning Bylaws to vary the side yard setback to allow for construction and alterations of existing deck, sunroom, and kitchen expansion on property located in an R-3 Zoning District at 13 Treasure Lane, (Map 96 Parcel 103), Mashpee, MA. (Owner of Record: Daniel J. and Margaret M. O'Neil). The side yard variance will be 6.7 feet as depicted on the plot plan, at 8.3 feet and 15 feet is required on the North East corner of the lot. Referencing the same site plan, remodeling plans, and Board requirements. Mr. Jodka, second, yes, Mr. Blaisdell, yes, Mr. Reiffarth, yes, Mr. Goldstein, yes, Mr. Bonvie, yes. All were in favor.

23 Mizzenmast: Owner requests a Written Finding under Article V §174-17 of the Zoning Bylaws to allow for construction of a screened porch on property located in an R-3 Zoning District at 23 Mizzenmast, (Map 126 Parcel 237), Mashpee, MA. (Owner of Record: Robert J. Garber).

Mr. Blaisdell stated that Scott Goldstein abstained from this hearing and Dom DeBarros sat in on this hearing.

Mr. Steve Cook, Cotuit Bay Design represented the Petitioners who would like to construct a 16' x 15' screened porch on the left rear section of their home. The current porch is angled and they are proposing to square off the new porch to be in line with their home. The existing line is parallel with the house at 12.7 feet, but there's a small triangular section closer at 10.7 feet. The current lot coverage is 26.3% and they are requesting 26.4%. An increase in lot coverage is allowed up to 30% in the Little Neck Bay Overlay.

Mr. Bonvie made a motion to issue a Written Finding to Robert J. Garber under §174-17 of the Zoning Bylaws to allow for construction of a 15'.4 x 16' screened porch, lot coverage is 26.3% and requesting 26.4%. Referencing a Site Plan prepared for Robert Garber of 23 Mizzenmast, Mashpee, MA, by J.E. Landers-Cauley, P.E. Civil Environmental Engineering, PO Box 264, W. Falmouth, MA. ASS #125-237, Scale: 1" = 10', Job No. 2463, Date: 10/30/14, Drawn by: JDR, Sheet 1 of 1. Revised 12/11/14 by JDR. Also a Preliminary Drawing for Design Review Drawing A1.

The Board made the determination that the application meets all the conditions of a Written Finding. Mr. Jodka, second, yes, Mr. Blaisdell, yes, Mr. Reiffarth, yes, Mr. Goldstein, yes, Mr. Bonvie, yes. All were in favor.

35 Wilsons Grove: Owner requests a Written Finding under Article V §174-17 of the Zoning Bylaws to allow for construction of a deck on property located in an R-3 Zoning District at 35 Wilsons Grove, (Map 118 Parcel 87), Mashpee, MA. (Owner of record: Frederick. S. Silliman).

Ms. Jean Bowden, represented the Petitioner proposing to rebuild the 8' x 12' rear deck with a 10' x 20' in the Popponesset Overlay District. The home is a pre-existing, non-conforming in the setbacks on the right side facing the street. The lot coverage is currently 22.5%, and would increase to 24.8%. The allowed lot coverage in this District is 20%. The project was approved by Conservation Commission on January 22, 2015. The Board made a suggestion to construct a patio with one step down or rebuild the deck in the same dimensions. The Board suggested the applicant remain within the lot coverage and construct a patio with one step down ground level, or rebuild the deck in the same dimensions. The Board concluded that the applicant request a withdrawal without prejudice due to the increase in lot coverage. The applicant accepted the Board's suggestion to withdraw. Mr. Bonvie made a motion to accept the withdrawal, yes, Mr. Jodka, yes, Mr. Blaisdell, yes, Mr. Reiffarth, yes, Mr. Goldstein, yes. All were in favor.

25 Sand Dollar Lane: Owner requests a Written Finding under Article V §174-17 of the Zoning Bylaws to allow for construction of a retaining wall on property located in an R-3 Zoning District at 25 Sand Dollar Lane, (Map 105 Parcel 89), Mashpee, MA. (Owner of record: Aldo R. and Sandra P. Esposito).

Mr. Darrell Chapman, represented the Petitioner to construct a curved "bump out" retaining wall. The existing wall is two (2) feet tall and two (2) feet wide for a total of four (4) feet and is 10 to 12 feet from the coastal bank. He plans to demo the wall and install a locking block wall. He will be meeting with Conservation on February 12th. The reason he is before the Board is because the height of the wall requires a building permit. The Board determined the project is not substantially detrimental to the neighborhood.

Mr. Bonvie made a motion to issue a Written Finding under Article V §174-17 of the Zoning Bylaws to allow for construction of a retaining wall on property located in an R-3 Zoning District. Referencing a Plot Plan – Existing House prepared by BSS Design for Sandi Esposito, 25 Sand Dollar Lane, Mashpee, MA. Scale 1" = 20', date: August 26, 2014, drawn: EJP, job number 14142, drawing number P22-64. The Board accepted a sketch titled; Proposed Segmental Retaining Wall, Page 1 and Page 2. The Board made the determination that the application meets all the conditions of a Written Finding and the Building Commissioner will not issue a building permit until the Conservation Commission issues an Order of Conditions, and does not amend the referenced plans. Mr. Jodka, second, yes, Mr. Blaisdell, yes, Mr. Reiffarth, yes, Mr. Goldstein, yes, Mr. Bonvie, yes. All were in favor.

108 Orchard Road: Habitat for Humanity of Cape Cod, Inc., requests a Comprehensive Permit under Massachusetts General Laws Chapter 40B to allow for construction of a single-family home on property located in an R-3 Zoning District at 108 Orchard Road (Map 69 Parcel 18), Mashpee, MA. (Owner of Record: Town of Mashpee).

132 Quinaquisset Avenue: Habitat for Humanity of Cape Cod, Inc., requests a Comprehensive Permit under Massachusetts General Laws Chapter 40B to allow for construction of a single-family home on property located in an R-3 Zoning District at 132 Quinaquisset Avenue, (Map 69 Parcel 6), Mashpee, MA. (Owner of Record: Town of Mashpee).

Mr. Bonvie stated he is working with Habitat providing his business services and asked the Board if he is required to excuse himself from the hearing. Mr. Blaisdell stated he does not believe there is a conflict of interest and the Board accepted.

Mr. Warren Brodie, Attorney representing Habitat for Humanity of Cape Cod Inc., for the proposal. He stated Don Bracken, of Bracken Engineering Inc., and Bud Abbott on the Affordable Housing Committee, and Arden Cadrin, the Housing Coordinator for the Town of Barnstable, and a Member of Habitat's Land Acquisition Committee.

Mr. Brodie briefly described the history of Habitat for Humanity that is included in the contents of the submittal package. The submittal is labeled with "Exhibit tabs" and includes the site plans, jurisdictional requirements, requested waivers, preliminary project pro forma, and development team and developer contacts for the project.

The Town of Mashpee and Habitat have a disposition agreement with the Town owned parcels at 108 Orchard and 132 Quinaquisset Ave. These sites were identified as appropriate for affordable housing in the Town and plan production which was approved by the Department of Housing and Community Development (DHCD). On October 21, 2013, the Annual Town Meeting approved the designation of these parcels for construction of single-family homes under the DHCH and Local Initiative Program (LIP). These projects have been referenced as implementation of goals and objectives of the Comprehensive Plan Affordable Housing Element.

The particular lot at 108 Orchard Road consists of 19,512 square feet slightly under a half acre. The lot is vacant and consists of a relatively level wooded area located in a single-family residential Zone 3 Zoning District. The project will adhere to all local State and local conservation regulations. This lot is not in a FEMA special flood hazard area. The site is mapped under the Natural Heritage and Endangered Species Program (NHESP) and Habitat is waiting for final determination that it is not considered a taking of State listed endangered species area.

Both sites have access to electrical service and town water and will be serviced by individual septic systems and will adhere to all State and local health regulations. Preliminary plans for the house to be built are under Exhibit B along with the required tabulations showing lot size, lot coverage, and open space, etc. The homes will be 3-bedrooms, one and one half bath homes with a full basement and ranch design to be easily adaptable for disabled members if needed. The applications were indorsed by the Board of Selectmen and the Affordable Housing Committee as shown under Exhibit C.

Both of the homes will meet or exceed the DHCD and LIP standards in terms of square footage, and other features. In addition to approval by the subsidizing agency, Habitat for Humanity is required to demonstrate that the development is consistent with local needs. It is simply a function of the percentage of affordable housing in the Town, and as of December 25, 2014, Mashpee had 298 affordable housing units out of its 6,473 year round units or 4.6%, which is shown in Exhibit C. The homes will be affordable to very-low income households earning at or less than 65% of area median income and Habitat will pre-qualify candidates according to its established criteria and conduct a lottery. Exhibit E in the submittal titled; Preliminary Project Pro Forma basically describes the costs of the material for construction of the two homes. Mr. Brodie concluded his discussion stating he anticipates to meet the goal to have 100 homes built on Cape Cod.

Mr. Bonvie asked if an applicant can make a single lot affordable under 40B. The Board was concerned of a developer making a single lot 40B, unless the lot is 100% affordable. Mr. Brodie confirmed that these proposed lots are 100% affordable.

Mr. Mendoza asked if there was a licensed contractor assigned to these homes. Mr. Brodie said not yet, but he will have a contractor assigned when applying for the building permit. Habitat provides qualified licensed contractors and workers compensation insurance.

Mr. Blaisdell addressed the waivers that are listed in the submittal under Exhibit D for **108 Orchard Road** as follows:

- A cash performance bond is required by the Board under §174-23 of \$1,600.
- Under §174-28, a licensed surveyor will certify that the plan presented to the Zoning Board of Appeals is compliant under the 40B.

Under §150-3, a bond would be required to the Board as advised by the DPW for \$2,000 per property. This would cover any potential damage to the Town road from the construction of the cut for each house.

Mr. Blaisdell read the comments submitted by the Building Department as noted below that apply to **108 Orchard Road**:

- Prior to the issuance of the Certificate of Occupancy, that there be placed language in the deed(s), that they shall maintain their affordability if sold in perpetuity. The language should be reviewed by town council first and once approved, then a Certificate of Occupancy shall be issued.
- Along with the issue of maintaining affordability of these locations, that the initial sale of the unit(s) shall be restricted to households earning no more than 65% of the median income of Barnstable County. Resale of either locations shall be restricted in perpetuity to

households earning no more than 80% of the median income of Barnstable County.

- The Petitioner states that they shall select purchasers under the Local Initiative Program. Not being familiar with the program, I would like to see that a current resident of the Town of Mashpee get first choice. A local resident is defined as someone currently residing in the Town of Mashpee, currently employed in or by the Town of Mashpee, or attending school in the Town of Mashpee.
- The Petitioner is responsible for the preparation and execution of any document that may be required by DHCD in order to have the home(s) included on the Town's Subsidized Housing Inventory.
- The Petitioner shall be responsible for recording this Decision with the Barnstable County Registry of Deeds and shall provide evidence of such recording to the Inspector of Buildings and the Zoning Board of Appeals.

Conservation Comments for both 108 Orchard Road and 132 Quinacisset Avenue (Strawberry Ave.): "It's not under the commission's purview or jurisdiction if there are no wetlands present and I don't believe there are any wetlands in that area. The property owners will indeed have to contact NHESP prior to any development as I'm sure they will have requirements/reviews that will be necessary, but it has nothing to do with the local commission in the absence of any wetlands"

Board of Health Comments for both 108 Orchard Road and 132 Quinacisset Avenue (Strawberry Ave): "I have reviewed the proposal for constructing 2 3-bedroom dwellings on the above properties and I have the following comments:

Both properties are NOT located in Zone II so there is no restriction on number of bedrooms. A complete Title V septic design will need to be submitted prior to Building Permit issuance. A land surveyor's stamp is required due to the project being new construction."

DPW Comments for 108 Orchard Road: "The project would require a curb cut permit from DPW for the driveway and utilities. Per these permit requirements, at least the driveway apron will need to be paved."

Mr. Blaisdell indicated the frontage required for **108 Orchard Road** in the R-3 Zone is 150 feet, and the plan indicates 125.42 feet, so the relief would be 24.58 feet of frontage. The side and rear setbacks meet the criteria of the Zoning Bylaws. The lot size under zoning requires 40,000 square feet, this project indicates 19,512 square feet, the relief of 20,488 square feet. The lot coverage is 7.7%.

Mr. William Ebersold, an abutter who resides at 114 Orchard Road, is concerned that his shed is maybe located on the subject property and questioned the aerial photo.

Don Bracken, of Bracken Engineering Inc., stated the aerial photo is submitted by Mass GIS and is not always accurate. He has not surveyed the property, but if he does he will confirm the property lines, and everything that's required for a building permit. It will be up to the neighbor to discuss this situation with Habitat. It is not up to the Zoning Board to handle this situation.

Mr. Bonvie made a motion to issue a Comprehensive Permit to Habitat for Humanity of Cape Cod, Inc., under Massachusetts General Laws Chapter 40B to allow for construction of a single-family home on property located in an R-3 Zoning District at **108 Orchard Road** (Map 69 Parcel 18), Mashpee, MA. (Owner of Record: Town of Mashpee). Referencing the conditions that were read prior to this statement.

Documented Conditions and waivers under this motion for 108 Orchard Road are as follows:

- Required Lot Frontage is 150 feet, presented is 125.42 feet, required relief is 24.58 feet. There's no relief required for side, rear or front. The lot size zoning requires 40,000 square feet, this project indicates 19,512 square feet, and relief is 20,488 square feet. The lot coverage is 7.7%.
- A cash performance bond is required by the Board under §174-23 of \$1,600.
- Under §174-28, a licensed surveyor will certify that the plan presented to the Zoning Board of Appeals is compliant under the 40B.

Under §150-3, a bond would be required to the Board as advised by the DPW for \$2,000 per property. This would cover any potential damage to the Town road from the construction of the curb cut for each house.

The applicant requested an 8 x 10 shed and is required to submit an application for a building permit to the building department.

- Also incorporated in this motion is the booklet containing Exhibits A through F for 108 Orchard Road.

Mr. Jodka, seconded, yes, Mr. Blaisdell, yes, Mr. Reiffarth, yes, Mr. Goldstein, yes. All were in favor.

132 Quinacisset Avenue: Habitat for Humanity of Cape Cod, Inc., requests a Comprehensive Permit under Massachusetts General Laws

Chapter 40B to allow for construction of a single-family home on property located in an R-3 Zoning District at 132 Quinaquisset Avenue, (Map 69 Parcel 6), Mashpee, MA. (Owner of Record: Town of Mashpee).

Mr. Blaisdell stated to Mr. Brodie that he can present any differences for the 132 Quinaquisset Avenue application compared to the 108 Orchard property.

Mr. Brodie stated the difference is the lot is smaller. There's a request for an access road/driveway to be treated as a private driveway, and will be paved to accommodate the homeowner, and potential fire and safety equipment access. The home does not have a street facing the home, and would not include the full wrap around porch as 108 Orchard. The architectural drawings are the same and the Exhibits are the same. The lot size is smaller, at 9,276 feet. The coverage is 16.2%, so no relief is required.

The distance from the corner of the porch is 29 feet, but removing the porch the distance will be 23 feet and 17 feet side setback relief will be required.

Mr. Bracken stated in his experience that Strawberry Avenue can be considered as frontage. The relief would be to bring the road up to required standards.

Mr. Mike Paterno, an abutter that resides at 146 Quinaquisset Avenue, asked the Board about the waivers, the road frontage, fire and safety.

Building Department Comments for 132 Quinaquisset Ave. (Strawberry Ave):

- Prior to the issuance of the Certificate of Occupancy for either locations, that there be placed language in the deed(s), that they shall maintain their affordability if sold in perpetuity. The language should be reviewed by town council first and once approved, then a Certificate of Occupancy shall be issued.

Along with the issue of maintaining affordability of these locations, that the initial sale of the unit(s) shall be restricted to households earning no more than 65% of the median income of Barnstable County. Resale of either locations shall be restricted in perpetuity to households earning no more than 80% of the median income of Barnstable County.

The Petitioner states that they shall select purchasers under the Local Initiative Program. Not being familiar with the program, I would like to see that a current resident of the Town of Mashpee get first choice. A local resident is defined as someone currently residing in the Town of Mashpee, currently employed in or by the Town of Mashpee, or attending school in the Town of Mashpee.

The Petitioner is responsible for the preparation and execution of any document that may be required by DHCD in order to have the home(s) included on the Town's Subsidized Housing Inventory.

The Petitioner shall be responsible for recording this Decision with the Barnstable County Registry of Deeds and shall provide evidence of such recording to the Inspector of Buildings and the Zoning Board of Appeals.

It is the responsibility of the owner of 132 Quinaquisset Ave (Strawberry Ave), to maintain this road (snow removal, street repair, etc.). The road to 132 Quinaquisset Ave (Strawberry Ave), is built and maintained to ensure public safety by the owners.

Mr. Blaisdell addressed the waivers that are listed in the submittal for **132 Quinaquisset Avenue (Strawberry Ave.)** under Exhibit D as follows:

- A cash performance bond is required by the Board under §174-23 in the amount of \$8,000. (200 feet times \$40 per square foot).
- Under §174-28, a licensed surveyor will certify that the plan presented to the Zoning Board of Appeals is compliant under the 40B.

Under §150-3, a bond would be required to the Board as advised by the DPW for \$2,000 per property. This would cover any potential damage to the Town road from the construction of the curb cut for each house.

The applicant requested an 8 x 10 shed and is required to submit an application for a building permit to the building department.

It is the responsibility of the owner of 132 Quinaquisset Ave (Strawberry Ave), to maintain this road (snow removal, street repair, etc.)

DPW Comments for 132 Quinaquisset Avenue (Strawberry Ave.):

"The applicant is proposing a 12 foot wide paved "road" from Quinaquisset Ave to the property. I would consider this a driveway, not a road. As such, it would be the responsibility of the property owner to maintain this driveway, including plowing in winter. This driveway and utilities would also require a curb cut from DPW for the access onto Quinaquisset Ave. For emergency response purposes, as the property has been re-addressed, the house number should be placed in a location visible from Quinaquisset Ave.

If a “road” is actually proposed, the construction does not meet the minimum requirements for a road. Are these requirements something the ZBA can grant a waiver from or would Planning Board approval be needed under the Subdivision Control Law? If it is determined to be road and whatever waivers or variances are granted, I would ask the ZBA to impose as a condition of approval of these waivers/variances a requirement that the property owner maintain the road, including plowing in winter.”

Fire Inspector Comments for 132 Quinaquisset Ave: “I met with Leedara (a representative from Habitat for humanity) quite a few months ago, maybe up to a year ago to discuss access issues with 132 Quinaquisset Avenue. The issues were the width of the driveway and the ability for fire apparatus to turn around. Leedara agreed to make a tee turnaround at the end on the driveway closes to the house for fire apparatus, also the driveway will be 12’ signed Joel Clifford.”

Mr. Bonvie made a motion to issue Habitat for Humanity of Cape Cod, Inc., a Comprehensive Permit under Massachusetts General Laws Chapter 40B to allow for construction of a single-family home on property located in an R-3 Zoning District at 132 Quinaquisset Avenue, (Map 69 Parcel 6), Mashpee, MA. (Owner of Record: Town of Mashpee).

Documented Conditions and requested waivers under this motion for 132 Quinaquisset Avenue (Strawberry Ave) are as follows:

- Required Lot Frontage is 150 feet, seeking a relief of 50 feet in the front. There’s no relief required for side or rear. The lot size zoning requires 40,000, the current lot coverage is 9,276 feet and seeking relief for 30,724 feet.
- A cash performance bond is required by the Board under §174-23 in the amount of \$8,000. (200 feet times \$40 per square foot).
- Under §174-28, a licensed surveyor will certify that the plan presented to the Zoning Board of Appeals is compliant under the 40B.

Under §150-3, a bond would be required to the Board as advised by the DPW for \$2,000 per property. This would cover any potential damage to the Town road from the construction of the curb cut for each house.

The applicant requested an 8 x 10 shed and is required to submit an application for a building permit to the building department.

That it is the responsibility of the owner of 132 Quinaquisset Ave (Strawberry Ave), to maintain this road (snow removal, street repair, etc.)

- Also incorporated in this motion is the booklet containing Exhibits A through F for 132 Quinaquisset Avenue.

Mr. Reiffarth, seconded, yes, Mr. Blaisdell, yes, Mr. Jodka, against, Mr. Goldstein, yes, Mr. Bonvie, yes. Motion past by a 4-1 vote.

74 Bluff Avenue: Owner requests a Written Finding under Article V §174-17 of the Zoning Bylaws to allow for construction of a screen porch addition on property located in an R-3 Zoning District at 74 Bluff Avenue, (Map 118 Parcel 51), Mashpee, MA. (Owner of record: Timothy J. and Mary Jane Colton).

Mr. Tim Luff, of Archi-Tech Associates representing the Petitioners. The homeowners are planning to remove the existing deck which is 87 square feet, and proposing a screen porch of 209 square feet. The lot is a pre-existing, non-conforming lot. The existing dwelling, deck and shed are 1,229 square feet with 18.2% lot coverage. The lot coverage will increase and become conforming at 20%.

Conservation Comments: “Permit approved by Conservation Commission on Jan. 8th.”

Board of Health: No comments.

Mr. Luff stated the reason for filing with Conservation is because the flood zone touches the property, but was a negative RDA.

Mr. Bonvie made a motion to issue Written Finding under Article V §174-17 of the Zoning Bylaws to allow for construction of a 15-3/10 x 13-8/10 screened porch addition on property located in an R-3 Zoning District at 74 Bluff Avenue, (Map 118 Parcel 51), Mashpee, MA. (Owner of record: Timothy J. and Mary Jane Colton). Referencing a certified plot plan, titled; “Showing Proposed Screen Porch, Project Address: Timothy J. & Mary Jane Colton, 74 Bluff Avenue, Mashpee, MA. Approved by CC, Check by MC, Drawn by; WD, dated 10/30/14. Project Name; Bluff_74_Colton, Revised 1/6/15 by Cape & Islands Engineering.

Mr. Jodka, seconded, yes, Mr. Blaisdell, yes, Mr. Reiffarth, yes, Mr. DeBarros, yes, Mr. Bonvie, yes. All were in favor.

OTHER BUSINESS

Vote to approve January 14, 2015 Meeting Minutes

Mr. Bonvie made a motion to approve January 14, 2015 Meeting Minutes, Mr. Blaisdell, yes, Mr. Reiffarth, yes, Mr. Jodka, yes, Mr. DeBarros, yes, Mr. Bonvie, yes. All were in favor.

Mr. Reiffarth made a motion to adjourn. All were in favor.

Respectfully submitted;

Mary Ann Romero
Administrative Secretary
Zoning Board of Appeals